



645 Mayport Rd  
Atlantic Beach, FL 32084  
(904) 688-0217

# What is CCG-2 Zoning and Can I operate my Business Here

CCG-2 Zoning in City of Jacksonville, FL

## Commercial Community/General-2 (CCG-2) District

### (a) Permitted uses and structures.

(1) Commercial Retail Sales and Service Establishments

(2) Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.

(3) Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops,

home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.

(4) Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, indoor and outdoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.

(5) Fruit, vegetable, poultry or fish markets.

(6) All types of professional and business offices.

(7) Reserved.

(8) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.

(9) Hotels and motels. Page 2 of 4 01.31.2022

(10) Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.

(11) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.

(12) Boatyards.

- (13) Racetracks for animals or vehicles.
- (14) Adult entertainment.
- (15) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (16) Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
- (17) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
- (18) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
- (19) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (20) Private clubs.
- (21) Churches, including a rectory or similar use.
- (22) Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
- (23) Vocational, trade and business schools.
- (24) Banks, including drive-thru tellers.
- (25) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
- (26) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.

(27) An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.

(28) The sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4. Page 3 of 4 01.31.2022

(29) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

**(b) Permitted accessory uses. See Section 656.403.**

**(c) Permissible uses by exception.**

(1) Residential treatment facilities or emergency shelter.

(2) Rescue missions.

(3) Day labor pools.

(4) Crematories.

(5) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on premises consumption.

(6) Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.

(7) Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.

(8) Automobile storage yards.

(9) Bus, semi-tractor (but not trailer) or truck parking and/or storage.

(10) Schools meeting the performance standards and development criteria set forth in Part 4.

(11) Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.

(12) Nightclubs.

(13) An establishment or facility which includes the retail sale of all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on-premises consumption.

(14) Manual car wash.

(15) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.

(d) Minimum lot requirements (width and area). None, except as otherwise required for certain uses.

(e) **Maximum lot coverage by all buildings.** Page 4 of 4 01.31.2022 None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.

(f) **Minimum yard requirements.** (i) Front—None. (ii) Side—None, (iii) Rear—Ten feet. (iv) Where the lot is adjacent to a residential district without an intervening street, a minimum yard of 25 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening or retention may be permitted in the required yard.

(g) **Maximum height of structures.** Sixty feet

---

**Make sure to verify whether the property you're interested in doesn't fall within an area with additional zoning restrictions, such as being located in an Overlay District or requiring a Change in Use or have Recent Updates. You can always call the City Zoning Department and Community Redevelopment Agency to confirm.**

## Additional Resources

City of Jacksonville - Zoning (904) 255-8300

[www.jacksonville.gov/departments/planning-and-development](http://www.jacksonville.gov/departments/planning-and-development)

City of Jacksonville - Community Redevelopment (904) 255-5449

[www.jacksonville.gov/departments/office-of-economic-development](http://www.jacksonville.gov/departments/office-of-economic-development)

CRA Zoning Regulations

<https://library.municode.com/fl/jacksonville>

SUBPART H. - DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT REGULATIONS

## Ready to Submit your LOI and Application?

Send your **LOI and supporting documents** to:

 [info@lvlcommercial.com](mailto:info@lvlcommercial.com)

 645 Mayport Rd. | Atlantic Beach, FL 32084

 (904) 688-0217

**We look forward to reviewing your application and welcoming you to our commercial space!**